

Chairperson
Bernard Frezza

Vice-Chairperson
Anthony Pilozzi

Secretary
Joseph Anzelone

Counsel for the Board
Joseph Ballirano, Esq.



Building Official
Bernard J. Nascenzi, C.B.O.

Zoning Board Members
Richard Fascia
Thomas Lopardo

Alternate Board Members
Dennis Cardillo
Albert Colannino

Recording Secretary
Holli Stott

JOHNSTON ZONING BOARD OF REVIEW
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MINUTES

November 21, 2013

The Zoning Board of Review held its monthly meeting on the 21st day of November, 2013 at 6:00 p.m., at the Johnston Senior Center, 1291 Hartford Avenue, Johnston, RI. All persons interested in the following proposals had been requested to be present at this time.

Present: Bernard Frezza, Chairperson, Anthony Pilozzi, Vice-Chairman, Joseph Anzelone, Albert Colannino, Richard Fascia, Thomas Lopardo and Dennis Cardillo. Also present: Joseph Ballirano, Esq., Bernard Nascenzi, Zoning Official and Diane Edson, Stenographer.

Mr. Pilozzi and Mr. Colannino questioned about the previous months minutes and Mr. Ballirano told them that he will have the minutes amended and ready for next months meeting. Mr. Nascenzi also explained that the minutes are just key highlights of the meeting and the transcript will have more details than the minutes.

Mr. Pilozzi made a motion to change start time for the monthly meetings from 6:00 pm to 6:30 pm. Mr. Lopardo seconded. A voice vote was taken; all in favor.

Mr. Anzelone made a motion not to approve the minutes because of his colleagues concerns. Mr. Pilozzi seconded. A voice vote was taken; all in favor.

A. File 2013-38

LOCATION: 2099 Plainfield Pike
OWNER/ APPLICANT: Joseph R. Vinagro Properties, LLC
LOT: AP 30 Lot 7; 112,820 sq. ft.; R-40 Zone
EXISTING USE: Residential
PROPOSAL: Residential/Storage

Dimensional Variance petitioned under Article V § 340-25 Authorized departures from yard regulations (C) Accessory Structures and Article III § 340-9 Table of Dimensional Regulations

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	BUILDING HEIGHT	15'	17'	2'

2/5/2014

Tracy Loftus, representing Joseph Vinagro, was sworn in and she explained to the board that she is the project manager for Mr. Vinagro. Mr. Nascenzi explained to the board that Mr. Vinagro called earlier in the day stating that he would not be able to attend this evenings meeting and that Mrs. Loftus will be representing him and Mr. Nascenzi gave him overall permission with the acceptance of the chairman.

Mrs. Loftus explained to the board that Mr. Vinagro would like to build an accessory structure on the back of his property. The structure will be fabric with metal posts for simple storage no hazardous materials.

Kenneth Howard Taylor, abutter to the project, was sworn in and he explained to the board that he is not against the project and that he came to this evenings meeting just to see what exactly was going on and to make sure that this accessory structure will no be used as a rental property.

Mr. Pilozzi made a motion to approve. Mr. Anzelone seconded. A voice vote was taken; all in favor.

B. File 2013-39

LOCATION: 33 Rhode Island Avenue
OWNER/ APPLICANT: Scott and Emily Langlais
LOT: AP 38 Lot 57; 8,000 sq. ft.; R-15 Zone
EXISTING USE: Single Family Dwelling
PROPOSAL: Addition

Dimensional Variance petitioned under Article III § 340-9 Table of Dimensional Regulations

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	LOT SIZE	15,000'	8,000'	7,000'
	LOT FRONTAGE	100'	80'	20'
	LOT WIDTH	100'	80'	20'
	REAR YARD	45'	36'	9'
	LEFT SIDE YARD	20'	12'	8'

Emily and Scott Langlois, applicants, were sworn in and they explained to the board that they purchased this home a few months back and that they would like to place an addition on the back of the house for extra room which is proven to be the owner's hardship.

Mr. Pilozzi made a motion to grant. Mr. Anzelone seconded the motion. A voice vote was taken; all in favor. Mr. Ballirano explained to the applicants that if they were interested they can get a waiver from his office to start work sooner.

Mr. Anzelone made a motion to adjourn. Mr. Frezza seconded the motion A voice vote was taken; all in favor.

Adjourn 6:44